

Mandatory Referral Review

**Staff Recommendation:** Approve Recommendations

**MRF-2023-016**

**National Harbor Public Safety  
Building**

For review by:

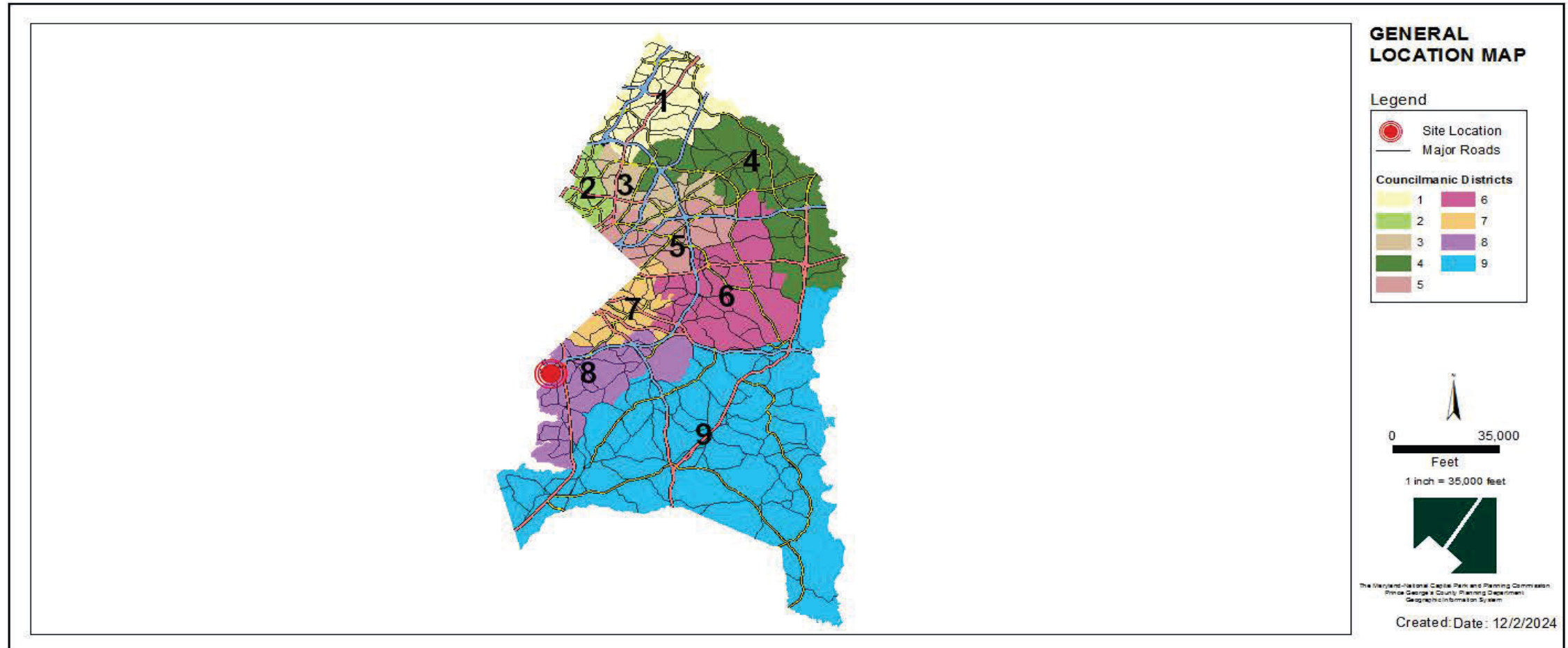
**PRINCE GEORGE'S COUNTY PLANNING BOARD**

**December 12, 2024**

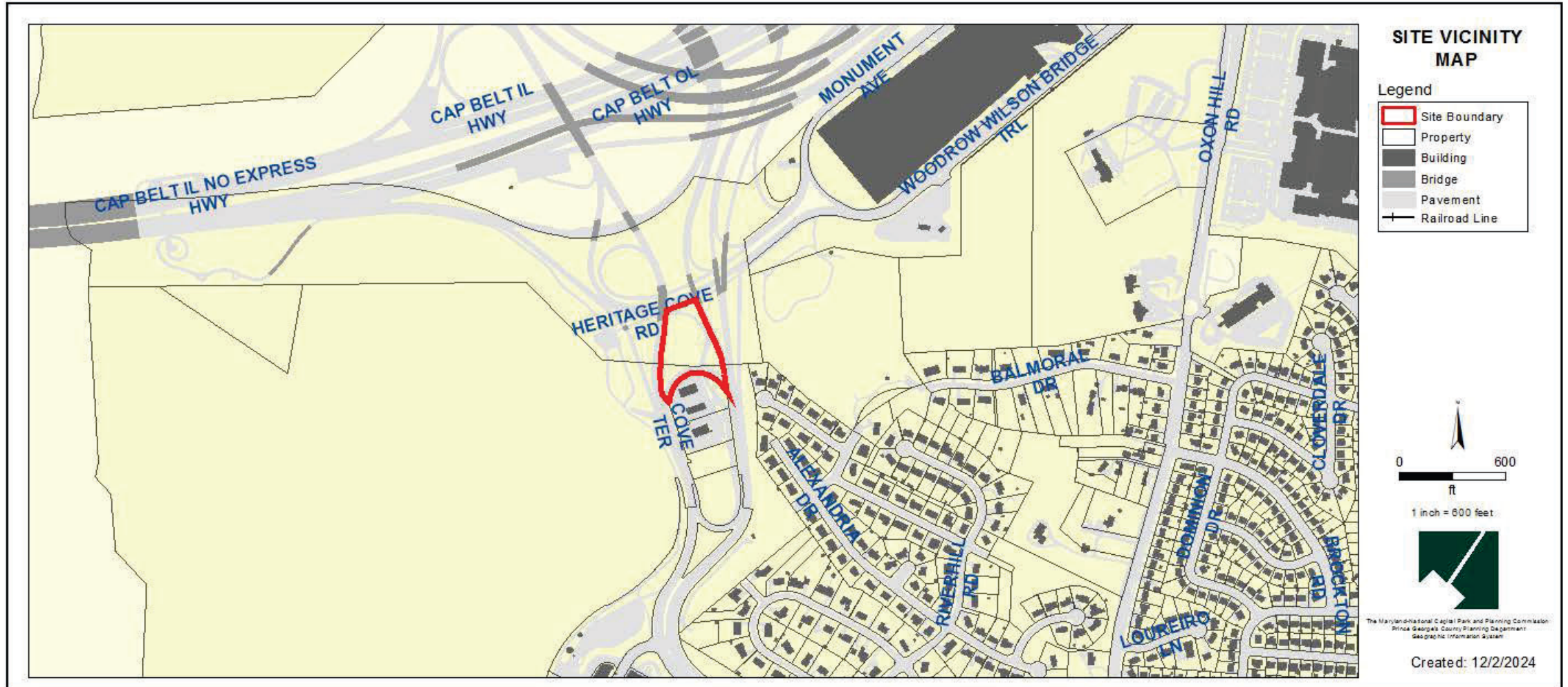
# GENERAL LOCATION MAP

Council District: 8

Planning Area: 80



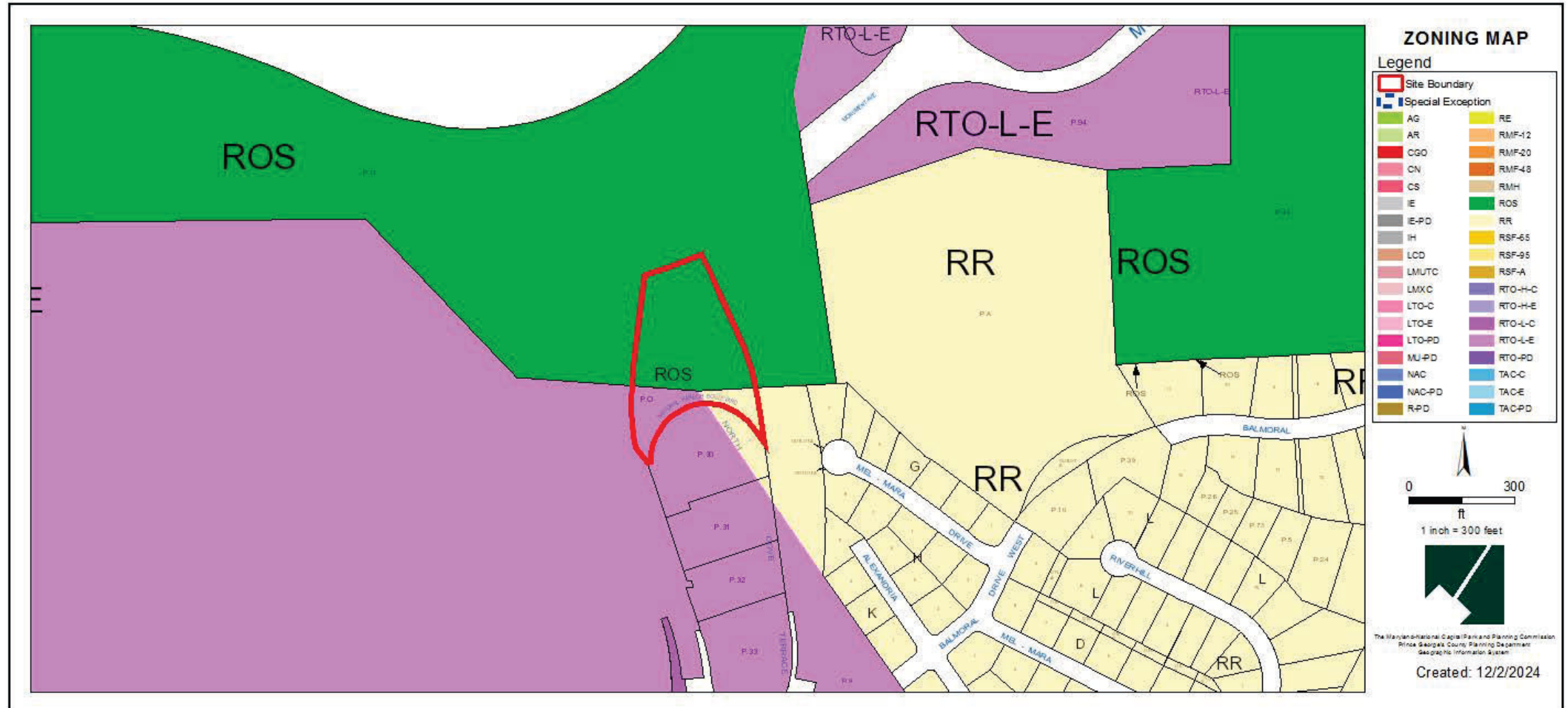
# SITE VICINITY MAP





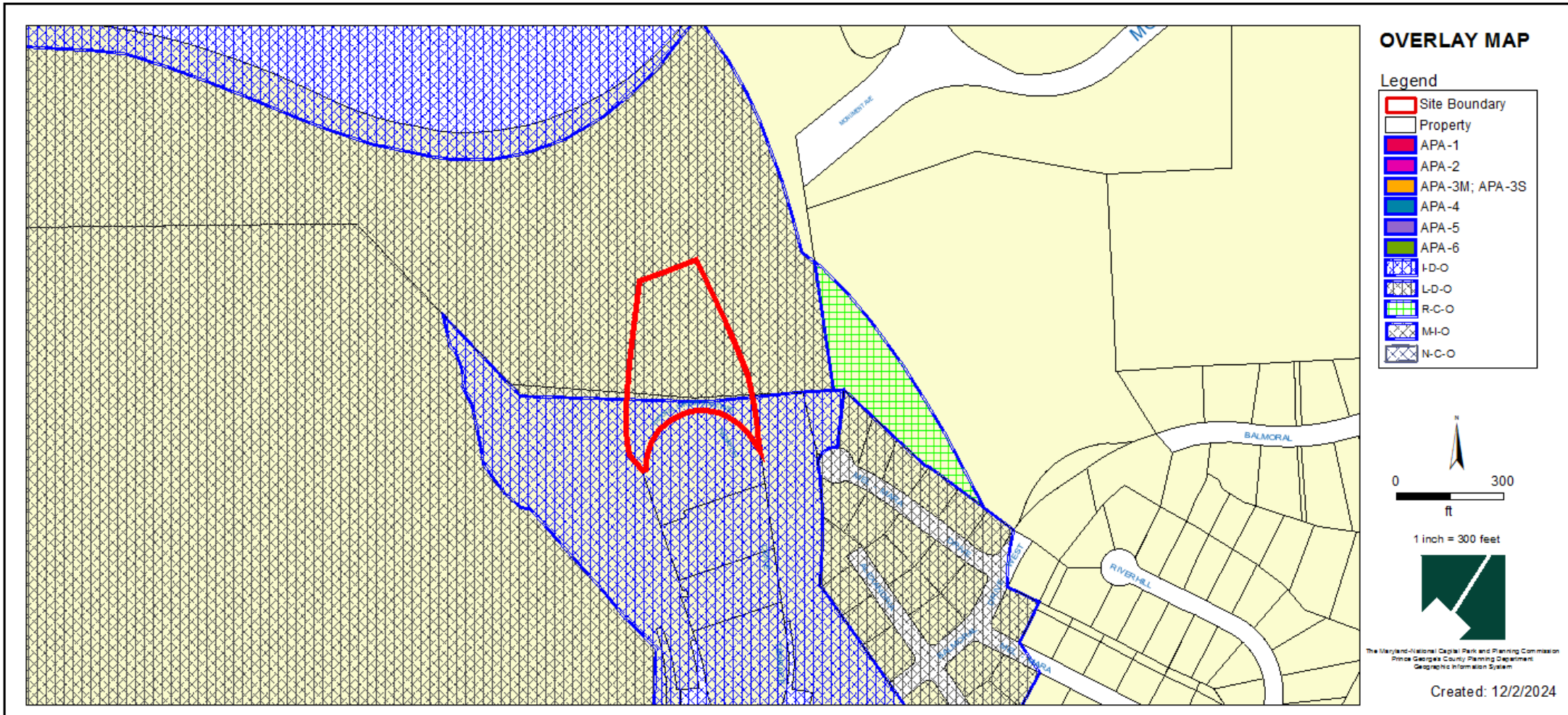
# ZONING MAP

Property Zone: ROS & RTO-L-E



# OVERLAY MAP

Overlay Zone: L-D-O & I-D-O







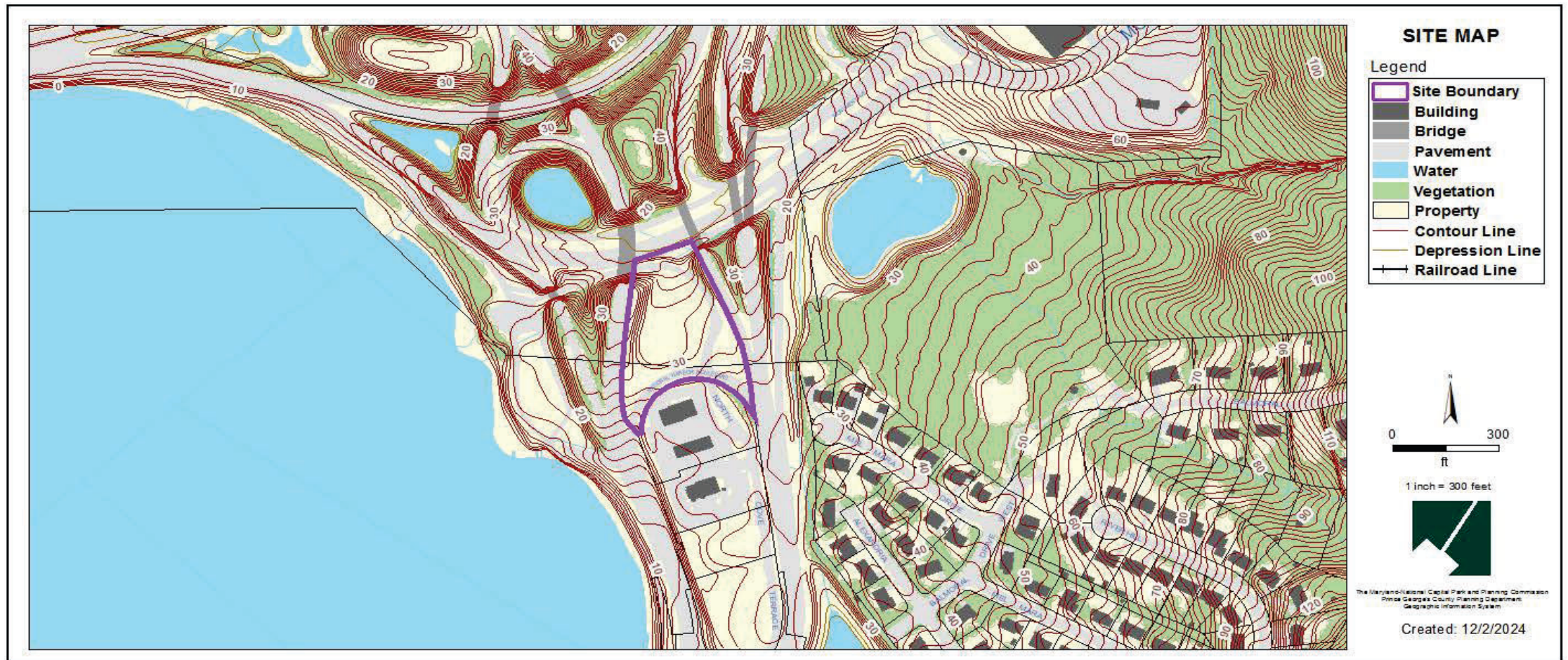
# AERIAL MAP





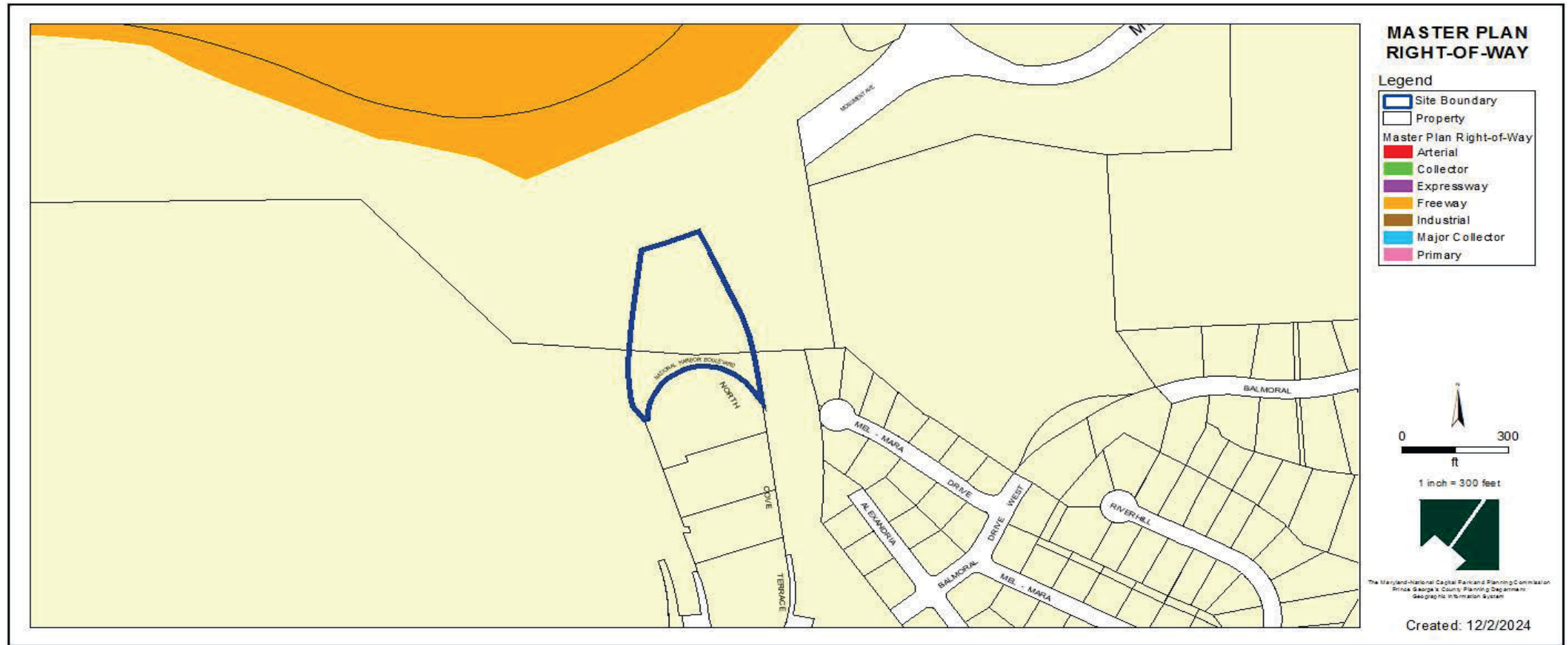


# ENVIRONMENTAL FEATURES MAP





# MASTER PLAN RIGHT-OF-WAY MAP







## SITE FEATURES

- 10,000-square-foot 2-story office building
- An associated parking lot with 73 parking spaces
- Small community room for public use

# COMMUNITY OUTREACH & PUBLIC ENGAGEMENT

## **PLANNING DEPARTMENT:**

A notice was mailed to adjoining, confronting, and abutting property owners, and area civic associations.

## **APPLICANT:**

The applicant sent out mailing notices on January 17, 2024.



## PERMITTING AGENCIES

The following permits are required for the Templeton Elementary School:

1. Prince George's County Planning Department (M-NCPPC):
  - Type 2 Tree Conservation Plan (TCP2) or Woodland Conservation Ordinance Exemption Letter (WCO-EL)
2. Prince George's Soil Conservation District (PGSCD):
  - Erosion and Sediment Control Plan
3. Prince George's County Department of Permitting, Inspections and Enforcement (DPIE):
  - Site Development (Stormwater Management) Concept
  - Final Stormwater Management Plan Permit
  - Fine Grading Permit
  - Building, Electrical, and Fence Permits
  - Right-of-way Permit
  - Use and Occupancy permit

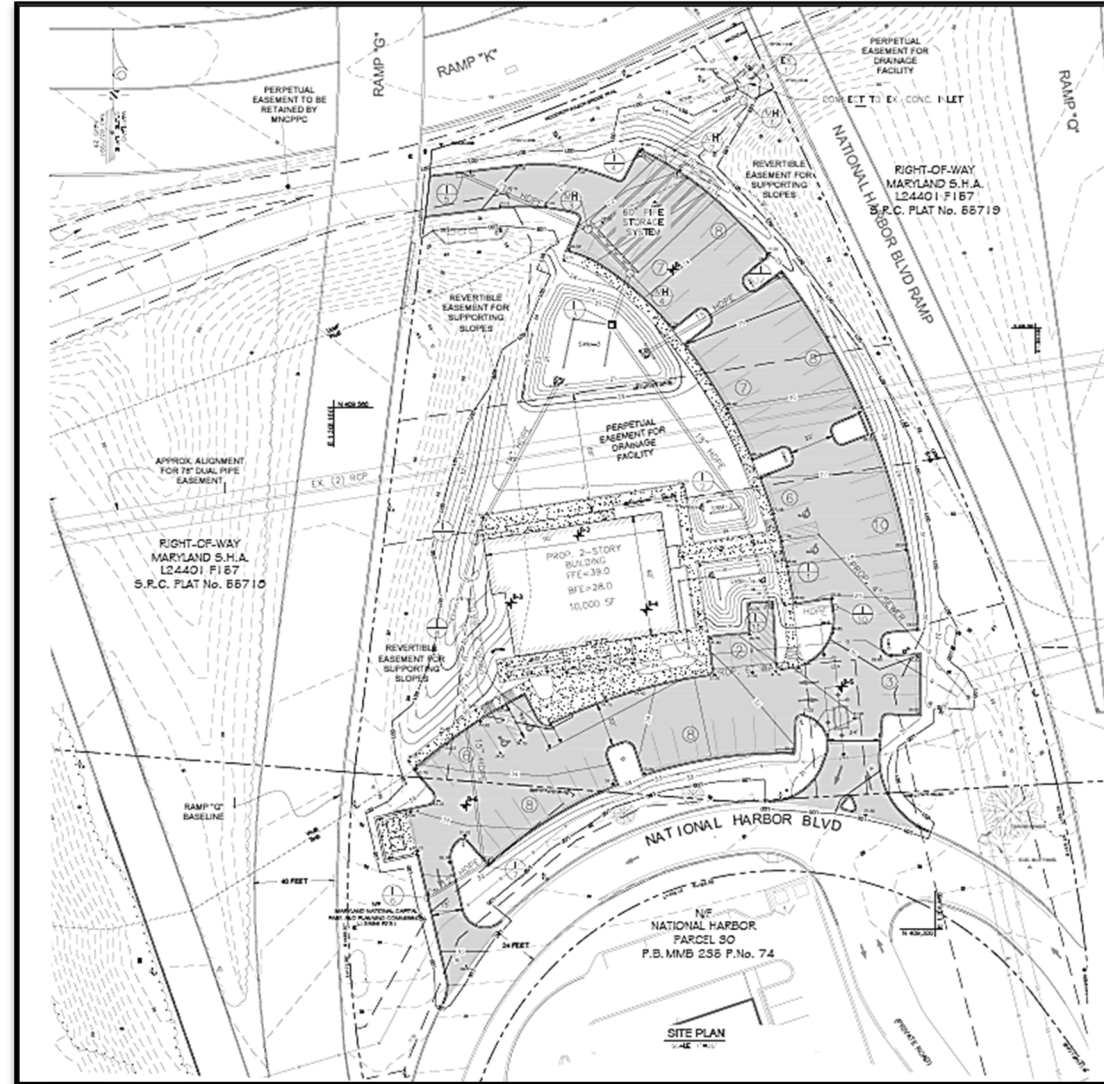
## PERMITTING AGENCIES

The following permits are required for the Templeton Elementary School:

4. Prince George's County Planning Department (M-NCPPC):
  - Site development (Stormwater Management) Concept
5. Washington Suburban Sanitary Commission (WSSC)
  - Erosion and Sediment Control Plan
6. Potomac Electric Power Company (Pepco):
  - Utility Permit



# SITE PLAN



## **STAFF RECOMMENDATIONS**

1. The applicant is encouraged to provide signage details if signs are included in the development.
2. The applicant is encouraged to provide a photometric plan to show no glare onto the adjacent properties.
3. The applicant should revise the Tree Canopy Coverage Schedule to conform to the requirements of Prince's George County Council Bill CB-21-2024, which will be further evaluated at the time of permitting.
4. The applicant is encouraged to add plantings, or a dumpster enclosure, to further screen the trash and recycling facilities, with details.
5. Of the proposed 73 parking spaces, allocate some spaces for compact vehicle parking, and at least three spaces for electric vehicle (EV) parking and charging.
6. That the pedestrian paths along the main parking lot be constructed with a minimum width of six feet, and the paths alongside the building be constructed with a width of between eight and fifteen feet.



## STAFF RECOMMENDATIONS continued

7. Construct a minimum five-foot-wide concrete pedestrian path from the Woodrow Wilson Memorial Bridge Trail, about 550 feet east of its split from the Potomac Heritage Trail to the north side of the building's parking lot.
8. Install a continental crosswalk and associated curb ramps from this path, across the parking lot drive aisle, to the sidewalk alongside the parking lot leading to the building.
9. Coordinate with National Harbor to mitigate safety concerns for pedestrians traveling between the site and the businesses south of North Cove Terrace.